

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, MAY 03, 2011
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:05 p.m.

Present:

Bob Wiener, Chairman
Mark Tidwell
Bitsy Searcy
Sylvie Bucci
Barbara Abrams
Pat Murphy (arrived at 7:15 p.m.)
Susan Mathews
Bob Dixon, Council Liaison (left at 7:15 p.m.)
Alan Petrov, City Attorney (arrived at 7:17 p.m.)

Absent:

T J Burns
Michael Schultea

#2. RESIDENT/VISITOR COMMENTS

Scout Darius Zacharakis from Troop 641 was in attendance.

Liaison Dixon wanted to let the Commission know that the City Council had noticed all the changes they wanted to make regarding the business districts and PUDs. Liaison Dixon also stated that he felt the Commission was heading into the right direction.

#3. APPROVAL OF MINUTES – Regular Monthly Meeting – April 5, 2011

Member Searcy motioned, Member Mathews seconded, to approve the minutes for the Regular Monthly Meeting held on April 5, 2011.

MOTION CARRIED UNANIMOUSLY

#5. DISCUSSION AND POSSIBLE ACTION ON PLANNED UNIT DEVELOPMENTS (PUD) IN BUSINESS DISTRICTS

Members Bucci, Searcy, Mathews and Murphy had created a packet in reference to P.U.D.s and submitted copies to the Commission.

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Member Bucci stated that the packet was formatted as a Power Point in order to present to City Council.

Chairman Wiener asked Attorney Petrov if the P.U.D. packet should be added to Comprehensive Plan.

Attorney Petrov stated that it should be mentioned in the Comprehensive Plan and inserted into the Business District section of the Code of Ordinances.

Member Bucci stated they are working on a design book and have looked at several other cities' books for ideas such as Sugar Land, Bellaire, and Mueller. They are currently using the City of Mueller's Design Book as a template and a guide.

Chairman Wiener asked the Commission Members to list a few things they would like to have added to the Hedwig Village Guide Book such as sidewalks, parks, a neighborhood pool etc....

Member Murphy suggested sending the web address for the City of Mueller Design Book to the other members.

Member Bucci stated she would send the link to Secretary Benitez to forward to the members.

Member Searcy stated that a design book can be very specific in reference to building colors, walkways, building materials, landscaping, water flow runoff, lighting, roadways, traffic flow, locations of trash and recycling receptacles and look of windows.

Member Bucci stated that a design guide is easy for contractors to use.

Member Searcy stated that the name of the book will be "Hedwig Design Guide".

Member Searcy stated that a mixed use P.U.D. such as residential and retail would be allowed with the City's permission.

Chairman Wiener asked Attorney Petrov if City Council and Planning & Zoning meetings could be more frequent in order for contractors to discuss a P.U.D. proposal.

Attorney Petrov stated that it would depend on the situation.

Member Searcy asked if a separate committee could be created such as an Architectural Committee or New Construction Council.

Member Bucci went over each section of the packet with the other members. She stated that the design book would be a very important tool but should include a checklist of

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what contractors would need. She also stated that the design book could be flexible and revised by adding an addendum.

Chairman Wiener suggested that the Commission submit a copy of the P.U.D. packet to City Council.

Member Tidwell motioned, Member Abrams seconded, to submit the P.U.D. packet to the City Council.

MOTION CARRIED UNANIMOUSLY

**#4. DISCUSSION AND POSSIBLE ACTION ON HEIGHTS IN THE PROPOSED
NEW BUSINESS DISTRICTS**

Chairman Wiener stated that the proposed maximum heights previously discussed were:

- District B1- 35 feet
- District B2 – 40 or 45 feet for residential and 30 or 35 feet for commercial
- District B3 – Agreement has not been reached

Member Tidwell asked if 35 feet is an adequate height for a two story building in District B2.

Member Murphy stated that his recollection was District B1 would have lower buildings and no residential but if P.U.D.s are going to be allowed in all business districts, residential and taller buildings could be built. He also questioned if P.U.D.s should be allowed in all business districts.

Member Tidwell stated he felt that P.U.D.s should not be allowed in District B1. He also asked why should the Commission set up regulations if a P.U.D. could override them.

Member Searcy stated that a P.U.D. would give flexibility and a lot of compromise could be involved. She also stated that the City would have more control on a P.U.D.

Member Murphy suggested putting a cap on heights in P.U.D.s and to include the following wording:

- A P.U.D. in District B1 can have the maximum height of
- A P.U.D. in District B2 can have the maximum height of

Chairman Wiener stated that the current maximum height in District B1 is 75 feet and suggested it be changed to 35 feet. He also suggested that District B2 be changed to 45 feet for residential and 35 feet for commercial and District B3 changed to allow taller buildings up to 96 feet.

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Chairman Wiener asked the Commission what they felt the maximum building height in District B3 should be. Their responses were:

- Member Mathews – pass
- Member Abrams – 100 feet
- Member Tidwell – 110 feet / 8-10 stories
- Member Bucci – 100 feet
- Member Murphy – 125 feet
- Member Searcy – 100 feet / 6-8 stories
- Chairman Wiener – 100 feet / 8 stories

NO ACTION WAS TAKEN

#6. ADJOURN

Member Tidwell moved, Member Bucci seconded, to adjourn the meeting at 8:50 p.m.

MOTION CARRIED UNANIMOUSLY

Roxanne Benitez
Planning and Zoning Secretary